

**LEON COUNTY
GROWTH AND ENVIRONMENTAL MANAGEMENT
DEVELOPMENT REVIEW COMMITTEE REPORT**

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

PROJECT NAME: Bradfordville 1st Baptist Church (LSP040003)

APPLICANT: Bradfordville 1st Baptist Church
Larry Hall, Church Building Committee
6494 Thomasville Rd.
Tallahassee, FL 32312
850-893-0893

AGENT: DEC Engineering
2467 Centerville Rd.
Tallahassee, FL 32308
850-385-5288

SUMMARY OF THE APPLICATION:

The proposal is to construct a 120,434 square foot church facility with the associated parking area. The property is comprised of two 10-acre lots which were created by the recent Bradfordville Commercial development/subdivision. The two lots have been unified by a Unity of Title to combine them into one 20-acre lot. The property is located in the Residential Acre (RA) zoning district, the Mixed Use-A (MU-A) Future Land Use Designation and is inside the Urban Service Area. The applicant is proposing to construct the facility in five phases. The sanctuary will be constructed in Phase 1 and the remaining buildings will be constructed in the subsequent phases. All parking spaces and drive aisles will be constructed in Phase 1. This property is located in the Lake McBride Scenic Overlay District and must comply with these overlay standards as noted in Section 10-960 of the Land Development Regulations.

Utility Service Plan: Electricity, water and sewer will be provided by the City of Tallahassee.

DATE OF DRC MEETING: June 2, 2004

DATE OF PRE-APP: December 3, 2003

**DATE OF TECHNICAL
STAFF REVIEW:** January 28, 2004

STAFF PLANNER: Ryan Culpepper, Planner II

TAX ID#: 14-22-20-210-006-0 and 14-22-20-210-007-0

PARCEL SIZE: 20 acres +/-

LOCATION:

Approximately 1,100 feet south of the intersection of Thomasville Rd. and Bannerman Rd., on the west side of Thomasville Rd.

ROADWAY ACCESS:

Thomasville Road (Principal Arterial)

ZONING DISTRICT:

Residential Acre (RA)

FUTURE LAND USE:

Mixed Use-A (MU-A)

INSIDE/OUTSIDE
URBAN SERVICES AREA:

Inside

ZONING PATTERN:

North: Residential Acre
South: Residential Acre
East: Residential Preservation
West: Residential Acre

ADJOINING EXISTING
LAND USES:

North: Vacant
South: Leon County Stormwater Management Facility
East: Single-Family Residential (east of Thomasville Rd.)
West: Vacant

PERMITTED USE
VERIFICATION:

VC030138 (November 14, 2003)

Site Plan and Subdivision Review Criteria: In deciding whether to approve, approve with conditions, or deny a site plan, the Development Review Committee shall determine, pursuant to Section 10-1482:

- (a) Whether the design standards and requirements set forth in the subdivision regulations have been met;
- (b) Whether the applicable criteria of the Environmental Management Act have been met;
- (c) Whether the standards and requirements of the zoning code have been met; and
- (d) Whether the requirements of other applicable regulations or ordinances which impose specific requirements on the proposed development have been met.

Growth and Environmental Management Staff Findings: The staff is generally responsible for reviewing the site plan application to ensure that the application meets the applicable requirements set forth in the Zoning, Site Plan, and Subdivision Regulations (Section 10 of the Leon County Code of Laws).

Pursuant to the review criteria identified in Section 10-1479.1, Type "C" Review, the Growth and Environmental Management findings are as follows:

Concurrency (Section 10-140):

A Preliminary Certificate of Concurrency for Phase 1 of the proposed development was issued on March 23, 2004. A final Certificate of Concurrency will be issued for Phase 1 upon approval of this Type "C" site and development plan. Contact Brian Waterman of Concurrency Management at 488-9300.

Zoning District Issues (Section 10-1213):

The parcel is located in the Residential Acre (RA) zoning district and is inside the Urban Service Area. It is also located in the Bradfordville Study Area and is subject to the Bradfordville Stormwater Management Criteria. As per Section 10-1213, community service facilities are allowed uses within the Residential Acre zoning district.

Finding: The proposed development is consistent with this requirement.

Buffer Zone Standards (Section 10-923):

Staff will require a Type "B" buffer along the north and west sides and a portion of the south side. A 20-foot wide strip of land between the vehicular parking area and the property line is required along the front portion of the property adjacent to Thomasville Road. A six-foot wide strip of landscaping is required between the vehicular use areas and the property lines along the north property line and west property line. A four-foot wide strip of landscaping will be required between the access easement and the proposed development on the southern portion of the property. This landscaping strip requirement may be reduced if in conjunction with the Type "B" buffer. Please also refer to any comments from the Environmental Compliance Division.

Finding: The applicant has provided the necessary Type "B" buffer and perimeter landscaping as required. The site plan needs to be modified so that the Type "B" buffer is noted as such. It is currently listed as a "20 foot wide natural area buffer".

Conservation/preservation Area (Section 10-953, 973, 974):

A Natural Features Inventory (NFI) has been completed and approved by the Environmental Compliance Division. On May 18, 2004, Environmental Compliance approved the Environmental Impact Analysis (EIA) with conditions. The conditions of approval will be addressed at the time of submittal for the Environmental Management Permit application.

Finding: The applicant has addressed the requirements of this section.

Parking and Loading Requirements (Division 7, Section 10-1028):

The parking space requirement for churches is one parking space per 100 sq. ft. of chapel, sanctuary, or assembly area and one (1) handicap accessible space for each 25 regular parking spaces. Bicycle spaces are 0.10 per regular parking spaces. The parking requirement is calculated by the square footage of chapel, sanctuary or assembly area. The parking spaces provided should be in compliance with the rate noted above. The applicant should provide information as to whether or not the parking

Bradfordville 1st Baptist Church
June 2, 2004
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area is going to be pervious or impervious. Pervious parking is allowed for churches. In either case, all handicapped parking spaces must be paved.

Finding: All required parking spaces have been provided by the applicant.

Accessory Structures (Section 10-1102):

A temporary structure of approximately 20' x 40' in size is proposed near the southeast portion of the property. This structure will serve the existing church facility for Sunday School purposes. This temporary structure will be removed upon completion of the newly proposed sanctuary.

Finding: A note has been placed on the plans to indicate the nature of the proposed temporary structure as described above.

Development Standards (Sections 10-1213):

The Residential Acre (RA) zoning district development standards for community service facilities are as follows:

	<u>Setbacks</u>	
	<u>Building</u>	<u>Parking</u>
Front Yard	35 feet	N/A
Corner side	25 feet	N/A
Side Yard	15 feet	N/A
Rear Yard	25 feet	N/A

<u>Building Height:</u>	3 stories (45 feet)
<u>Minimum Lot Area (acres):</u>	1 acre
<u>Minimum Lot Width:</u>	100 feet
<u>Minimum Lot Depth:</u>	100 feet
<u>Maximum Building Size:</u>	10,000 square feet of gross building floor area per acre

Finding: The applicant has met the requirements of this section.

Permitted Use Verification (Section 10-1477):
(Issued November 14, 2003)

The parcel is listed as 42+/- acres on the tax rolls, but the PUV application revision indicates only 20.0+/- acres. A proposed subdivision submitted with a site plan for the adjacent commercially zoned parcels indicate two proposed lots (lots 6 and 7) comprising 10 acres each to be used for church(es). The property has a Mixed Use A land use and is zoned Residential Acre (RA). A church is a permitted use in the RA zone (Section 10-1213). The property is also within the Bradfordville Study Area. A 121,000 square foot structure can be constructed on the 14.83-acre parcel. Per the Comprehensive Plan Future Land Use Element, Objective 1.7.10, no more than 10,000 s.f. per acre of building is permitted. If a school, day care or other primary use is proposed, the Land Use Matrix of the Comprehensive Plan requires that the development be reviewed as a Planned Unit Development (PUD) (Section 10-915 and Section 10-955). Chapter 10, Article X, Division 8, Section 10-1104 requires that such uses be

reviewed for consistency with the Comprehensive Plan and comply with consistency and design requirements of this section of the code. This will require a Type "D" review per Section 10-1480. However, if no school or day care is proposed then the site can be reviewed as a Type "C" review per Section 10-1479.1. The property is located within the Lake McBride Scenic Overlay District (Section 10-960) and is subject to the Lauder 163 Agreement as identified in the ordinance.

The development plan will also be subject to the more restrictive Bradfordville Stormwater requirements per Article VII, Division 2, Subdivision III of the Leon County Land Development Code. A drainage easement on the easterly portion of the property and westerly portion of the property will need to be abandoned and relocated to comply with the design requirements of the adjacent commercial development. The plan of development shall also comply with design requirements of Section 10-1481.

Finding: The proposed development is consistent with the above Permitted Use Verification.

Comprehensive Plan Issues:

The Bradfordville 1st Baptist Church has been determined to be consistent with the Comprehensive Plan.

Scenic Overlay District Requirements (Section 10-960):

1. Building Height: 45 feet maximum
2. Building Finish: Buildings and roofs shall be finished with non-reflective surfaces.
3. Lighting: Lighting fixtures shall direct light downward and shall not be mounted at a height in excess of 30 feet. The projected cone of light from a fixture shall not exceed 120 degrees. All lighting fixtures for non-residential development shall be designed so that the source of light is not directly visible from the lake.

Finding: The applicant needs to provide documentation that the lighting standards have been addressed.

Site Plan Submittal Requirements (Section 10-1481 (3)):

The proposed site plan must be modified to include or explain the following items:

1. The cover sheet and other notes on the site plan refer to "accessory" or "accessory use" buildings. These references should be modified to reflect "church related" or "Sunday School" buildings.
2. The site plan should be modified to show the location of any proposed on-site signage. Signage shall not be located in any required landscaping area or roadway right-of-way.
3. The signature block on the cover sheet should be modified to include "or designee" for each DRC member. Also, revise the Planning Department's block to note "Director, Tallahassee-Leon County Planning Department or designee".

4. Please modify the site plan Sheets 2A and 2B to delineate the grassed parking area (landscape timbers, etc).
5. The Unity of Title has been completed, therefore note #16 on Sheet 2A should be revised to state "The Unity of Title was completed and recorded on March 12, 2004 for Lots 6 and 7 in order to allow the project to meet all development standards".
6. Please modify note #17 on Sheet 2A to correct the misspelling of "cemetary". The correct spelling is "cemetery".
7. Please modify the appropriate site plan pages so that the "20 foot wide natural area buffer" around the north, west and southwest perimeter boundary is noted as a Type "B" buffer.

Aquifer Protection Standards (Chapter 10, Article XIV, Division 1):

On May 26, 2004, the Aquifer Protection Section granted clearance of all issues for this development.

Leon County Growth and Environmental Management:

Growth and Environmental Management recommends that the DRC forward this proposed project to the Board of County Commissioners (BCC) with a recommendation of approval with conditions. This recommendation is based on the above referenced findings of fact and the incorporation of the following conditions into the site and development plan:

1. Prior to final approval, the proposed site and development plan shall be modified to address the issues noted above under Site Plan Submittal Requirements (Section 10-1481 (3)).
2. A lighting plan that complies with Section 10-960, the Lake McBride Scenic Overlay District, must be approved prior to final site plan approval.
3. A utility service plan must be approved prior to final site plan approval.
4. Conservation Area table/legend in Sheet 5B, states that the total site conservation area (not including the "not-in" areas) is 231,905 SF. This actually is the sum of all areas, including the "not-in" areas. Note: This should be revised to indicate 227,741 SF.
5. Sheet 3D includes a table but stops short of including all the pipes/structures (Ex: all lines 67 through 71 are omitted). All the proposed pipes/inlets are to be included.
6. Easements to be abandoned are not included in the plans. (Ms. Green indicated they are still under works by the surveyor, and will be added under a separate sheet as indicated in a note in Sheet 1A). Prior to DRC approval, all easements to be abandoned shall be included in the plans.
7. The following note, "Church to maintain the proposed 60 feet Leon County drainage easement through Lot 7," must be removed from Sheets 2A, 3C and 4 of the site and development plan, and the existing Florida Department of Transportation (FDOT) and the Lauder access easements at this location must be identified, including the Official Record Book and Page.

Responses to Notification:

35 notices mailed
1 response returned
2 returned as undeliverable

Attachments:

Attachment #1: May 25, 2004, memorandum and May 18, 2004, letter from Nawfal Ezzagaghi, Senior Environmental Engineer
Attachment #2: Clearance letter dated May 25, 2004 from Michael Lindert, Aquifer Protection
Attachment #3: June 1, 2004, memorandum from Kimberly Wood, P. E., Public Works
Attachment #4: June 1, 2004, memorandum from Brian Waterman, Transportation Planner
Attachment #5: Response from Brad Trotman, of Killearn Lakes Homeowner's Association, received May 25, 2004

Leon County, Department of Growth & Environmental Management

MEMORANDUM

TO: Ryan Culpepper, Land Use Planner II

FROM: Nawfal R. Ezzagaghi, P.E.
Senior Environmental Engineer

CC: David McDevitt, Clay Carithers

DATE: May 25, 2004

RE: **Bradfordville First Baptist Church
Recommendations to DRC Regarding Final Approval of Type C Site Plan
Parcel ID: 14-22-20-210-006 0 & 14-22-20-210-007 0**

The applicant for the referenced project is seeking final DRC approval of the 15-sheet site and development plan set entitled "Project: Bradfordville First Baptist Church"

Environmental Compliance staff has completed their review of information and plans submitted for the referenced project. We received the applicant's response to our second request for additional information (RAI) concerning the project's Environmental Impact Analysis and Type C site plans on 05/10/2004. This response included a 15-sheet site and development plan set entitled "Project: Bradfordville First Baptist Church". Based on our review of this response and previous information submitted by the applicant, we recommend approval of the Type C site plan with conditions as stated in the E.I.A. approval with conditions letter issued on 05/18/2004 (See Attachment)

Should you have any questions or need additional information, please contact me.



BOARD OF COUNTY COMMISSIONERS

301 South Monroe Street
Tallahassee, Florida 32301
(850) 488-4710

Leon County
Dept. of Growth & Environmental Management
3401 W. Tharpe Street
Tallahassee, FL 32303
(850) 488-9300

Commissioners:
WILLIAM C. PROCTOR, JR.
District 1

JANE G. SAULS
District 2

DAN WINCHESTER
District 3

TONY GRIPPA
District 4

BOB RACKLEFF
District 5

RUDY MALOY
At-Large

CLIFF THAELL
At-Large

PARWEZ ALAM
County Administrator
(850) 488-9962

HERBERT W.A. THIELE
County Attorney
(850) 487-1008

May 18, 2004

Ms. Carmen B. Green, P.E.
DEC Engineering, INC.
2467 Centerville Road
Tallahassee, Florida 32308

RE: Approval of Environmental Impact Analysis (with conditions) LEA04-0005
Project: Bradfordville First Baptist Church
Parcel ID: 14-22-20-210-006 0 & 14-22-20-210-007 0 (Formerly 14-22-20-210-001 0)

Dear Ms. Green,

We received your response, to our second request for additional information (RAI-2) issued on April 22nd, 2004 concerning the referenced EIA application, on May 10th, 2004. Based on our review of this response, your Environmental Impact Analysis is hereby approved (with conditions).

This approval is subject to the condition that the applicant must provide the information listed below as part of the Environmental Management Permit application to be submitted. This information is in addition to the information, plans, and calculations typically required in an Environmental Management Permit application.

A. The following changes must be made to the site and development plans prior to final DRC approval (i.e. Sign-off):

- 1) Conservation Area table/legend in sheet 5B, states that the total site conservation area (not including the "not-in" areas) is 231,905 SF. This actually is the sum of all areas, including the "not-in" areas. Note: This should be revised to indicate 227,741 SF.
- 2) Sheet 3D includes a table but stops short of including all the pipes/structures (Expl.: all lines 67 through 71 are omitted). All the proposed pipes/inlets are to be included.
- 3) Easements to be abandoned are not included in the plans. (Carmen indicated that they are still under works by the surveyor, and will be added under a separate sheet as indicated in a note in sheet 1A). Prior to DRC approval, all easements to be abandoned shall be included in the plans,

B. The environmental management permit application must address the following, in addition to the information typically required:

- 1) A letter from the owner of lots 4 & 5 granting the Church rights to connect their stormwater conveyance system to the main RCP extension from lots 4 & 5 to the county stormwater management facility.

Ms. Carmen B. G...n, P.E.
Bradfordville First Baptist Church (LEA04-0005)

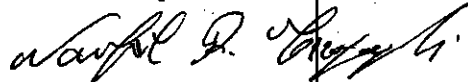
Attachment # 3
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2) A written determination letter from FDOT regarding the treatment of the church's proposed entry drive off Thomasville Road (i.e. whether a turn-lane will be required) shall be provided. It should be noted that addition of a turn-lane will likely require a minor modification to the approved site and development plan. This modification permit will have to be approved prior to environmental management permit issuance.

Please be advised that the information items listed above are not intended to represent all of the information that must be provided in your future application for an Environmental Management Permit.

Should you have any questions or need additional information concerning this EIA approval or the conditions attached to its approval, please contact me.

With Regards,
Leon County Growth & Environmental Management



Nawfal R. Ezzagaghi, P.E.
Senior Environmental Engineer

Attachment # 1
Page 3 of 3

Cc: Ryan Culpepper

Larry Hall,
2737 Centerville Road
Tallahassee, FL 32308

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Aquifer Protection Site Review Clearance Form

Attachment # 3Page 11 of 15City of Tallahassee
Your Own Utilities**Site Information** Site Name: **Bradfordville First Baptist Church**

Team: LC-RYAN CULPEPPER Location: Thomasville Road

Tax ID: 14-22-20-210-0010

Status: TYPE C

Agenda Date: 06/02/2004

Date of Site Visit: Tuesday, May 25, 2004

Inspected by: W. Loomis/M. Lindert

Important: It is the permittee's responsibility to provide the documentation indicated in the checked sections below. Aquifer Protection Clearance will be issued only after the required documentation is provided to: Koren Taylor, P.G., Aquifer Protection Section, 3805 Springhill Road, Tallahassee, FL, 32305-6502; Phone (850)891-1200; Fax (850)891-1062. If additional wells, borings, or Regulated Substances not described below are discovered by the permittee during site clearing or other permitted activities, the permittee shall comply with the appropriate provisions in Leon County Land Development Code Article XIV and shall notify the Aquifer Protection Section of actions taken to comply with these provisions.

Aquifer Protection Items Found on Site And Action Required:

☒ **Unused Well(s)** Number Of Wells: 2

Two wells were co-located within six feet of each other. The first well was located 30.56230N X 084.219830W, the second well was located 30.56236N X 084.21984W.

The unused well(s) must be properly abandoned by a licensed well contractor following Northwest Florida Water Management District guidelines ((850)539-5999). The NFWMD inspection report will be required as proof of proper abandonment. [Authority -- Leon County Code Section 10-1957(a)(1) and Chapter 40A-3.531(1), (2)(b), (4), and (5), Florida Administrative Code.]

☐ **Geotechnical Borings**

The geotechnical borings must be properly abandoned. Borings less than 25 feet deep may be back-filled with the original or other clean soil. Borings deeper than 25 feet shall be grouted with neat cement from bottom to top. A signed statement from the geotechnical consultant that the borings have been properly abandoned will be considered adequate proof of action completion. [Authority -- Leon County Code Section 10-1957(b)]

☐ **Regulated Substances/Waste**

The on-site waste described above must be disposed of properly. On-site waste which could present a hazard to water resources if improperly handled (including solvents, paints, pesticides, waste oil, batteries, fluorescent lights or other mercury containing devices, etc.) must be removed from the site by either a Department of Environmental Protection-approved hazardous waste transporter, recycler, or in many cases may be transported by the permittee to the Leon County Hazardous Waste Center, located at the Leon County Landfill. If the Hazardous Waste Center is used, they must be contacted for approval and delivery scheduling (922-0400) prior to the contractor removing the waste from the site. Regardless of the approved method of disposal chosen the permittee must obtain receipts documenting the proper disposal of the waste. Copies of waste receipts will be required as proof that action was properly completed. [Authority -- Leon County Code Section 10-1959.]

☒ **Other:**

Wells were properly abandoned on 03/05/04 and 03/08/04 respectively. Receipts received on 03/19/04.

Aquifer Protection Clearance

This Clearance form will be signed by a member of the Aquifer Protection Section when all actions identified above have been completed. The final environmental inspection will not be conducted and the permit will not be issued until the Aquifer Protection Clearance is completed.

Aquifer Protection Clearance: Michael LindertDate: 03/19/2004

Board of County Commissioners

INTER-OFFICE MEMORANDUM

DATE: June 1, 2004
TO: Ryan Culpepper / Joan Schairer
FROM: Kimberly A. Wood, P.E.
SUBJECT: Type C Review of Bradfordville Baptist Church for DRC Meeting June 2, 2004

The preliminary review is complete and the following information is needed on the plans for clarification:

1. Sheets 2A, 3C, & 4 - The note stating that the "Church to maintain the proposed 60 foot Leon County drainage easement through lot 7" should be removed. The existing FDOT and the Lauder Access Easements at this location should be identified, including the O. R. Book and Page.



Board of County Commissioners

Inter-Office Memorandum

DATE: June 1, 2004
TO: Development Review Committee
FROM: Brian S. Waterman, Transportation Planner
SUBJECT: Bradfordville First Baptist Church—Type "C"

Parcel Number: 14-22-20-210-001-0

A Preliminary Certificate of Concurrency (LCM040005) has been issued for Phase I of the referenced project (38,065 square foot sanctuary + 1,500 square foot accessory structure; 39,565 square feet total). However, Concurrency Management has the following concerns/comments:

1. Sufficient capacity should exist on Thomasville Road to support the proposed project. However, it is projected at final build-out the impacts associated with this development will equal the 1% threshold (6-7 trips) for Bannerman Road from Thomasville to Tekesta with the westbound movement being the peak direction. Because of this, any modification that increases the size and/or intensity of the development may require mitigation.
2. The project description states that this project consists of "the construction of a new church and associated facilities." Please specify what associated facilities refer to. Any development beyond a church changes the intensity of this project and has the possibility of significantly affecting the trip generation and assignment associated with this project. Furthermore, it is understood that the Lake McBride Settlement Agreement precludes any uses beyond church related activities.
3. At project completion, there should be sufficient capacity on the affected infrastructure. Because of this, a Conditional Certificate of Concurrency may be issued for the proposed project that covers all phases. This Conditional Certificate of Concurrency will be tied to the phasing schedule provided on Page 2A of 7 of the accompanying site plan. Failure to meet this or amend the provided buildout schedule could result in the infrastructure impacts of the affected phase to be unencumbered from the Concurrency Management System.

Upon notification of Final Site Plan approval, a Final Certificate of Concurrency will be issued for Phase I. A Conditional Certificate of Concurrency will be issued for entire project upon the receipt of

the appropriate fees. Otherwise, the applicant will have to apply for and obtain a Certificate of Concurrency at the start of each subsequent phase of the project.

If the applicant has any questions, they may contact me at (850) 488-9300.

Leon County Growth and Environmental Management Department, Development Services Division:

I/We as owner(s) of Lot _____, Block _____, of the _____

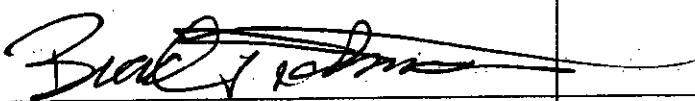
at the following street address:

7110 Beechridge Tr.

RECEIVED
MAY 25 2004
Growth and Environmental Management
Development Review

wish the following information to be considered by the Leon County Development Review Committee:

Killearn Lakes would like to thank you for
the notification regarding this project.
Our only comment would have to be
that we would like to see as many
old growth trees be left on the property as
possible.


(Signature)

Brad Totman
(Print Name)

Project Name: **Bradfordville First Baptist Church**
DRC Review: **June 2, 2004**